

DEL MONTE FOREST PROPERTY OWNERS
ROADS & LAND USE COMMITTEE MEETING DRAFT MINUTES
Thursday, August 25, 2016 ~ 4:00 p.m.
Pebble Beach Community Services District – Training Room

Members	Resources
Bob Hutchison – Chair	Shawn Casey – Pebble Beach Company (PBCo) - present
Brenda Anderson	Steve Aitchison – PBCo
Charles Delahay - present	Cheryl Burrell – PBCo - present
Bart Bruno – Alternate Chair - present	Micah Hawbaker – PBCo - present
Kamlesh Parikh	David Stivers – PBCo
Maureen Lyon	Don Tkachenko – PBCo
Jeffrey Fuller - present	Mike Niccum – PBCSD - present
Don Eastman	Nick Becker – PBCSD
Ned Van Roekel - present	Others Present
LeBon Abercrombie	Adm. Robert Gormley

- 1) **Call to Order** – Alternate Chairman Bruno called the meeting to order at 4:00 p.m.
- 2) **Roll Call** – 4 members present, 4 resource members present
- 3) **Acceptance of Agenda** – as submitted
- 4) **Others Present** – See above. Micah Hawbaker assists with Pebble Beach Company projects. He is in charge of Spyglass and Poppy one and two lot improvements, working with Shawn Casey, and with Steve Aitchison in Capital Services.
- 5) **Public Comments/Items Not on the Agenda** – None
- 6) **Approval of the Minutes** – Minutes of the May 26, 2016 meeting were approved as presented (Van Roekel/Delahay/Unanimous).
- 7) **DMFPO 2016 Road Survey** – Chair Bruno reported that the planned road improvements stemming from the directors’ surveys is proceeding with PBCo obtaining bids for the work. He requested that PBCo consider pathways or widened pathways along Bird Rock Road where currently there is minimal area for pedestrians walking to the ocean to remain off the roadway. Mr. Casey will review lower Bird Rock Road to 17 Mile Drive for pathway ideas. Chair Bruno will contact Mike Bowhay of MPCC regarding paths needed along Old 17 Mile Drive, Ocean Road, and Bird Rock Road.
- 8) **Roads Status** – Shawn Casey provided a listing of PBCo proposed 2016 road projects. Two slurry projects have been added that are not currently on the list: Spyglass Woods and Stevenson where sewer and water improvements disturbed the paving. Several drainage improvement projects will be undertaken: on Congress between Lopez and Forest Lodge Roads; and on Drake, Colton, and Strawberry Hill Roads.
- 9) **Status Report Re: PBCSD Roads Projects** – Mr. Niccum reported the next large project is undergrounding of overhead utility lines on 17 Mile Drive between Crespi and Peter Hay. The work will be coordinated with Roundabout construction to lessen traffic impact as much as possible.

- 10) **PBC General Update** – Cheryl Burrell reported Phase IA of the three-year campaign to renovate all 454 Lodge rooms is complete as of June 11. Phase II Lodge renovation is in design and looking to commence construction this fall. The Inn at Spanish Bay renovation will commence in the fall also. Fairway One demolition and site preparation is complete; construction of new facilities will proceed through August 2017. Construction on the Holman Highway 68 Roundabout Project has begun. It is encouraged to visit tamcmonterey.org for traffic routing information during construction. Ms. Burrell reported that the Board of Supervisors denied the appeal presented at the Area D Inclusionary Housing Project hearing on August 23, 2016, with 12-months of construction now scheduled to begin in the spring of 2017. The First Tee Open begins Tuesday, September 13, 2016. Long-time Pebble Beach Company employee, Margaret Leighton will be retiring on September 30, 2016.
- 11) **New Business** – Director Van Roekel, on behalf of Director Hutchison who was unable to attend, reported brush along Colton Road that blocks drivers' line of sight headed toward Sawmill Gulch. Also, trees are overgrowing where Congress and Colton Roads come together. Additionally, where the Green Trail comes out onto Colton Road, there have been two vehicle collisions within two weeks that took down trees and a trail marker, and smashed a metal culvert.
- 12) **Old Business** – None
- 13) **Announcements: Next meeting November 17, 2016.**
Upcoming Quarterly Meetings: February 23, 2017
- 14) The meeting adjourned at 4:30 p.m.

Respectfully submitted by Laura Dadiw for Bob Hutchison/Bart Bruno